

**ELMORE PLANNING COMMISSION MEETING
MINUTES
NOVEMBER 18, 2015**

PRESENT: WHIT HARTT, CHAIR; SHELIA RYSZ; PHIL DUDLEY; KATE SPRAGUE
ABSENT: JEN ANDREWS; COLIN REYNOLDS; KATE LATZ
GUESTS: MEGHAN RODIER AND MELINDA SCOTT (LCPC)

Melinda Scott reviewed a Power Point presentation explaining river corridors, flood plains, healthy streams, the effects of flood damages, etc., - all information to assist the EPC with completion of work on Fluvial Erosion and Flood Hazards.

We also reviewed NFIP (National Flood Insurance Program) maps related to Inundation Risks. Many flood risks are NOT identified by NFIP delineations.

Minimum FEMA standards are not effective enough to protect public safety and minimize losses.

There is an escalating-costs-cycle with regard to berming, straightening, channeling, etc., of river beds and streams.

The town can adopt the entire River Corridor, which includes the meander belt of a stream or river and a buffer of 50 feet, or the town can adopt the River Corridor Protection Zone, which includes only the meander belt and not the additional 50 foot buffer.

Meghan Rodier presented members with literature re: PACE (Property Assessed Clean Energy).

Next meeting: Wednesday, December 16, 2015, TCO; 6:00 p.m.

Staci Pomeroy, a river scientist with the Vermont Agency of Natural Resources Rivers Program will attend with information, as well as Taylor Foster/Meghan Rodier (LCPC)

EPC members will review **MODEL 4** of **TOWN/CITY/VILLAGE OF _____ FLOOD HAZARD REGULATIONS**, as well as information re: **PACE**.

Meeting Notes taken by Shelia Rysz